

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 24-23
Adoption of Revised SEMSWA Fee Schedule

WHEREAS, on September 21, 2016, pursuant to Resolution 16-26, the SEMSWA Board of Directors adopted a Budget Policy whereby the Board will annually adjust the Annual Stormwater Fee Schedule, hereinafter "Fee Schedule", to account for the effects of inflation on SEMSWA's annual budget; and

WHEREAS, the three-year average of the Denver-Aurora-Lakewood Consumer Price Index (CPI) for 2021, 2022, and 2023 is 5.589%; and

WHEREAS, on June 24, 2009, the Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise, passed Resolution 09-20, which adopted and authorized the implementation of the System Development Fee (SDF) Policy, including an SDF Schedule for the watersheds in the SEMSWA service area; and

WHEREAS, SDFs should also be adjusted to account for the effects of inflation; and

WHEREAS, in compliance with the aforementioned policies, SEMSWA has created a revised Fee Schedule (Fee Schedule effective January 1, 2025) containing a 5.589% increase in Annual Stormwater Fees and SDFs.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board approves the revised Fee Schedule, attached hereto and effective January 1, 2025, replacing the Fee Schedule adopted on September 20, 2023, and said Fee Schedule is hereby adopted in its entirety and the amounts set forth therein shall apply until changed by resolution.

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

Date: September 18, 2024

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor

Inflation - Denver-Aurora-Lakewood Consumer Price Index

Actual Values

2023

CPI Value: 320.300

Percentage Change: 5.215%

2022

CPI Value: 304.424

Percentage Change: 8.011%

2021

CPI Value: 281.845

Percentage Change: 3.541%



Three-year average =

5.589%

Projections

2024 CPI Projections

Colorado Legislative Council

- March 2.6%
- June 2.5%

Colorado Office of State Planning and Budgeting

- March 2.7%
- June 2.6%

Southeast Metro Stormwater Authority

Fee Schedule

Section I. Annual Stormwater Fees

| 1/1/2025 | | | |
|-------------------------------------|-----------------|------------------------------------|---|
| Fee Type | Impervious Area | Fee or Rate | 2024 Fee or Rate |
| SFR Tier 1 | >100 to 2,000 | \$72.33 | \$68.50 |
| SFR Tier 2 | 2,001 to 2,900 | \$96.97 | \$91.84 |
| SFR Tier 3 | 2,901 to 3,900 | \$126.18 | \$119.50 |
| SFR Tier 4 | 3,901 to 7,500 | \$169.26 | \$160.30 |
| SFR Tier 5 | >7,501 | \$367.78 | \$348.31 |
| NSFR 1 | 2% to 40% | \$24.81 per 1,000 Sq Ft Impervious | \$23.50 per 1,000 Sq Ft Impervious |
| NSFR 2 | 41% to 70% | \$38.20 per 1,000 Sq Ft Impervious | \$36.18 per 1,000 Sq Ft Impervious |
| NSFR 3 | 71% to 100% | \$51.55 per 1,000 Sq Ft Impervious | \$48.82 per 1,000 Sq Ft Impervious |
| One-time stormwater delinquency fee | | \$47.00 per parcel | \$47.00 per parcel |

Section II. Review and Permit Fees

1/1/2025

| Review Fee Category | Fee in City | Fee in County |
|---|-------------|---------------|
| Construction Drawings | | |
| < 1 acre | \$1,000 | \$605 |
| 1-4.99 acres | \$1,375 | \$825 |
| 5-9.99 acres | \$1,660 | \$995 |
| 10-19.99 acres | \$1,975 | \$1,185 |
| >20 acres | \$2,660 | \$1,595 |
| Drainage Reports | | |
| Phase III | | |
| < 1 acre | \$1,000 | \$605 |
| 1-4.99 acres | \$1,375 | \$825 |
| 5-9.99 acres | \$1,660 | \$995 |
| 10-19.99 acres | \$1,975 | \$1,185 |
| >20 acres | \$2,660 | \$1,595 |
| Letter of Compliance / Technical Letter | \$735 | \$440 |
| Phase II or Transition | | |
| < 1 acre | \$735 | \$440 |
| 1-4.99 acres | \$1,000 | \$600 |
| 5-9.99 acres | \$1,270 | \$760 |
| 10-19.99 acres | \$1,475 | \$885 |
| >20 acres | \$1,995 | \$1,195 |
| Phase I | | |
| < 5 acres | \$530 | \$320 |
| 5 to 20 acres | \$665 | \$400 |
| Greater than 20 acres | \$800 | \$475 |
| Operations and Maintenance | | |
| O&M Manual & Standard Maintenance Agreement | \$750 | \$665 |
| GESC Plan and Report | | |
| Low Impact GESC / Single Family Individual Lot | \$250 | \$250 |
| Standard GESC: | | |
| 0-4.99 acres | \$1,135 | \$1,135 |
| 5-9.99 acres | \$1,595 | \$1,595 |
| 10-19.99 acres | \$1,900 | \$1,900 |
| >20 acres | \$2,925 | \$2,925 |
| Water Control Plan | \$1,135 | \$1,135 |
| Floodplain Modification Analysis | | |
| Floodplain Modification Study/CLOMR | \$3,195 | \$3,195 |
| LOMR | \$1,595 | \$1,595 |
| Floodplain Modification Study Only (no CLOMR) | \$2,395 | \$2,395 |
| No Impact Certification | \$250 | \$250 |
| No Impact Analysis ¹ | \$450 | \$450 |
| ¹ Analysis is defined as submittal and staff time required to determine if "No Impact" | | |
| Easements | | |
| Legal Description and Exhibit & Standard Easement Agreement | \$665 | N.A. |

| Review Fee Category | Fee in City | Fee County |
|--|--|--------------------|
| Agreements | | |
| Public Improvement Agreement (PIA) & Engineer's Cost Estimate | \$800 | N.A. |
| License or Offsite Agreement | \$550 | N.A. |
| Non-Standard Agreement (Including Intergovernmental Agreement, Easement & Maintenance) | \$550 + Actual Cost (Attorney) (Per agreement) | N.A. |
| Site Plans and Plats | | |
| Site Plans | \$1,000 | N.A. |
| Plats | \$400 | N.A. |
| Expedited Reviews | | |
| Half of Assigned Time | 2 x the review fee | 2 x the review fee |
| Recordation Charges | | |
| PIAs, O&M Manuals, Agreements, Easements, and other documents will be assessed the recording fees charged by the Arapahoe County Recorder's Office + \$2 per document for electronic recording when document is electronically recorded. | | |

| Permit Fee Category | Fee in City | Fee in County |
|---|--|--|
| Grading, Erosion & Sediment Control (GESC) | | |
| Low Impact GESC | \$470 | \$470 |
| Single Family Individual Lot | \$1,135 | \$1,135 |
| Annual Dry Utility: | | |
| Single Site | \$500 | \$500 |
| Multiple Sites | \$2,500 | \$2,500 |
| Annual District: Multiple Sites | \$3,500 | \$3,500 |
| GESC Permits: | | |
| < 1 acre | \$1,135 | \$1,135 |
| 1 - 4.99 acres | \$1,760 | \$1,760 |
| 5 - 9.99 acres | \$2,620 | \$2,620 |
| 10 - 19.99 acres | \$3,460 | \$3,460 |
| 20 - 49.99 acres | \$4,485 | \$4,485 |
| >50 acres | \$4,485 + \$20/acre | \$4,485 + \$20/acre |
| Stormwater Public Improvement Permit (SPI) | | |
| Cost from Engineers Estimate: | Cost from the Stormwater Public Improvement ECE | Water Quality cost from the County SIA ECE |
| 0-\$9,999 | \$650 | \$650 |
| \$10,000-\$49,999 | \$1,950 | \$975 |
| \$50,000-\$149,999 | \$3,000 | \$1,500 |
| \$150,000-\$249,999 | \$4,000 | \$2,000 |
| >\$250,000 | \$5000+\$500/ every additional \$50,000 on the ECE | \$2500+\$500/ every additional \$50,000 on the ECE |
| Floodplain Development Permit | | |
| No Impact Permit | \$80 | \$80 |
| Standard Permit | \$720 | \$720 |
| Annual Permit (No Impact Only): Multiple Sites | \$500 | \$500 |

1/1/2025

| Miscellaneous Fees | | | Applies To | | |
|------------------------------------|--|--|-------------|------|-----------|
| Fee Category | Fee in City | Fee in County | GESC Permit | SPIP | FPDP |
| Permit Fees | | | | | |
| Failure to obtain permit | ½ permit value/day of work without permit (max) | ½ permit value/day of work without permit (max)* | Yes | Yes | City Only |
| Permit Renewal | 1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact | 1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact | Yes | Yes | Yes |
| Permit Transfer | \$250 | \$250 | Yes | Yes | Yes |
| Permit Amendment | 1/2 current permit fee | 1/2 current permit fee | Yes | Yes | Yes |
| Permit Reinstatement | 2x current permit fee (max) | 2x current permit fee (max)* | Yes | Yes | City Only |
| Site Re-inspection Fee | Tier 1: \$160; Tier 2: \$500; Tier 3: \$1000 | Tier 1: \$160; Tier 2: \$500; Tier 3: \$1000 | Yes | Yes | City Only |
| Weekend or After Hours Inspections | \$80.00/hour, 2 hour minimum | \$80.00/hour, 2 hour minimum* | Yes | Yes | City Only |
| Plan Renewal | | | | | |
| GESC Plan, Drainage Report & CDs | \$250 (per document) | \$250 (per document) | | | |
| Plan Amendment | | | | | |
| GESC Plan, Drainage Report & CDs | ½ current plan review fee (per document) | ½ current plan review fee (per document)* | | | |

*For projects in Arapahoe County jurisdiction, this fee only applies to GESC documents and/or permits.

Definition of Terms:

Transfer : Change in responsible party identified on Permit

Reinstatement : Permit renewal after Stop Work Order and/or Notice of Violation (NOV)

Renewal : Re-approval after expiration (no changes to plan)

Amendment: Re-approval due to plan changes prior to expiration

Section III. SDF Fees

1/1/2025

| Basin | | | Fee per Impervious Acre (\$) | | |
|-----------------------|----------|----------|------------------------------|----------|----------|
| Basin | | | Fee per Impervious Acre (\$) | | |
| Basin Group 1 | | | Basin Group 2b | | |
| Bear Creek | \$11,253 | \$11,134 | Dove Creek | \$8,516 | \$2,010 |
| Big Dry Creek | \$12,000 | \$12,000 | Lone Tree Creek | \$12,000 | \$1,908 |
| Coon Creek | \$11,253 | \$11,134 | Windmill Creek | \$3,747 | \$1,334 |
| Dutch Creek | \$12,000 | \$12,000 | Basin Group 3 | | |
| Greenwood Gulch | \$12,000 | \$12,000 | East Toll Gate Creek | \$12,000 | \$12,000 |
| Lee Gulch | \$10,659 | \$10,094 | Unnamed Creek | \$2,542 | \$2,408 |
| Little Dry Creek | \$12,000 | \$12,000 | West Toll Gate Creek | \$923 | \$874 |
| Little's Creek | \$12,000 | \$12,000 | Basin Group 4 | | |
| SJCD(N) | \$11,253 | \$11,134 | Coal Creek | \$1,093 | \$1,035 |
| SJCD(S) | \$11,253 | \$11,134 | First Creek | \$12,000 | \$12,000 |
| Slaughterhouse Gulch | \$12,000 | \$12,000 | Murphy Creek | \$12,000 | \$12,000 |
| UDFCD ID 66 | \$11,253 | \$11,134 | Sand Creek | \$12,000 | \$12,000 |
| UDFCD ID 67 | \$11,253 | \$11,134 | Lower Senac Creek | \$6,295 | \$5,962 |
| Willow Creek | \$7,365 | \$6,975 | Upper Senac Creek | \$8,678 | \$8,599 |
| Basin Group 2a | | | Basin Group 5 | | |
| Antelope Creek | \$11,622 | \$11,007 | 5000 | \$2,974 | \$2,816 |
| Cottonwood Creek | \$12,000 | \$5,737 | Harvard Gulch | \$2,974 | \$2,816 |
| Happy Canyon Creek | \$12,000 | \$11,508 | Lower Cherry Creek | \$2,974 | \$2,816 |
| Piney Creek | \$11,622 | \$11,007 | Lower Goldsmith Gulch | \$2,974 | \$2,816 |
| Saddle Rock Ranches | \$11,622 | \$11,007 | Westerly Creek | \$12,000 | \$12,000 |
| Sampson Gulch | \$11,622 | \$11,007 | | | |
| UDFCD ID 4406 | \$10,591 | \$8,659 | | | |
| Upper Cherry Creek | \$6,741 | \$6,384 | | | |
| Upper Goldsmith Gulch | \$10,591 | \$8,659 | | | |